

Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, November 2, 2005

Time: 7:00 p.m.

Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and acceptance of October 2005 meeting minutes.

Public Meeting

Minor Subdivision

Casimiro Duplex

Location: East Avenue

Assessor's Plat: 263

Lot: 94

Applicant: Joseph Casimiro

Zoned: A-7 (Residential)

Area: 15,947 square feet

Ward: 8

Engineer: MJF Engineering Associates

The applicant is requesting preliminary approval to construct a duplex dwelling on a conforming lot in a Residential A-7 zoning district.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance. However, requiring a “Special Use Permit” to be authorized through the Zoning Board of Review.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards**

would be impracticable.

5) That the proposed development possesses adequate and permanent access to a public street.

Planning Department Recommendation

The Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1) That the applicant shall receive the required “Special Use Permit” through the City’s Zoning Board of Review.

2) That the development shall be connected to the Warwick Sewer System.

3) That the final plan shall include all existing and proposed utilities, existing and proposed contours, that the plan shall indicate the width of East Avenue, include the names of abutters adjacent to the subject property and across East Avenue and that the final Plan shall include the appropriate certifications as required by the City’s Development Review Regulations.

4) That a stormwater management plan and calculations providing a minimum Zero Net Runoff shall be approved by the City Engineer

prior to final approval.

5) The applicant shall provide a RIDEM Preliminary Determination exempting the project from review or a RIDEM Insignificant Alteration approval prior to final approval.

6) That a landscape plan shall be submitted prior to final approval which shall provide for one tree on each side of the driveway with a minimum of five shrubs per tree and an evergreen buffer along the northerly property line abutting #725 East Avenue.

7) That a City of Warwick Physical Alteration Permit (PAP) will be required for any work within the City's right-of-way.

Public Informational Meeting

Major Land Development Project/Zone Change

Centerville Commons

Applicant: Old Forge Properties LLC.

Location: 171, 181 & 203 Centerville Road and Calef Street

Assessor's Plat: 246

Lot(s): 247, 250, 251 & 257

Zoning District: Office to Planned District Residential A-7

Land Area: 4.28 acres

Number of lots: 4

Engineer: Ocean State Planners, Inc.

Ward: 8

The applicant is requesting master plan approval and a recommendation for a Zone Change from Office to Planned District Residential (PDR) A-7 to merge four lots and to allow for the development of 38-unit residential condominium complex.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) Not in compliance with the standards and provisions of the City’s Zoning Ordinance; therefore, requiring a City Council Zone Change from Office to Planned District Residential (PDR) A-7.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on**

those lots according to pertinent regulations and building standards would be impracticable, and:

5) That the proposed development possesses adequate and permanent access to a public street.

Planning Department Recommendation for Master Plan

The Planning Department recommendation is to grant master plan approval with the following stipulations:

1) That the applicant shall receive a City Council Zone Change from Office to Planned District Residential (PDR) A-7.

2) That the applicant shall record an Administrative Subdivision merging the four existing Assessors Lots into one lot prior to final approval.

3) That the applicant shall reduce the number of proposed residential units from 38 to 36 in order to comply with the density calculation based on the 200 foot river bank wetland and that there shall be no residential structures located within the 200 foot river bank wetland as determined by the Rhode Island Department of Environmental Management (RIDEM).

4) That the developer shall be responsible for extending Calef Street

to access the development, such extension shall be constructed in conformance with the City's Development Review Regulations and shall include a cul-de-sac to allow for vehicular turn around including public safety vehicles, sanitation and snow plows.

5) That the applicant shall include a fire hydrant within the development as presented by the Warwick Fire Marshall's Office.

6) That the Development shall require 2.5 parking spaces per dwelling unit in order to provide sufficient visitor parking and to avoid on street parking along Calef Street.

7) That the applicant shall submit a landscape plan stamped by a Rhode Island Registered Landscape Architect to be approved by the City's Landscape Project Coordinator in accordance with the City's Development Review Regulations prior to preliminary approval.

8) That prior to preliminary approval a full "net flow" sewer capacity analysis shall be performed and certified by a licensed professional engineer (PE) to be selected by the Warwick Sewer Authority and paid for directly by the applicant which shall demonstrate that the "net flow" anticipated from the proposed project can be accommodated by the Warwick sewer system.

9) That prior to preliminary approval the applicant shall provide a drainage plan and calculations that shall include on-site infiltration

with a minimum standard of Zero Net Runoff in order to minimize storm water runoff and improve water quality on a site that ultimately discharges into Hardig Brook, a water body that has been targeted by the Rhode Island Department of Environmental Management (RIDEM) for Total Maximum Daily Loading (TMDL).

10) That prior to preliminary approval the applicant shall present alternatives for the preservation of the dwelling at 203 Centerville Road, a potentially significant late eighteenth, early nineteenth century structure as determined by the Rhode Island Historical Preservation and Heritage Commission in its August 2005 letter to the Planning Department.

Planning Department Findings for the Zone Change

The Planning Department found the proposal to be in compliance with the City's Comprehensive Plan including the Goals and Policies Statement, the Implementation Program, the Land Use Element, and the Housing Element. The Planning Department also finds the proposed zoning amendment to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100 "Title and Purpose":

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provide for a range of uses and intensities of use appropriate to the character of the city and reflects current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

(A) The goals and patterns of land use contained in the Comprehensive Plan of the City.

(B) The natural characteristics of the land including its suitability for use.

(E) The availability and capacity of existing and planned public and/or private services and facilities.

(F) The need to shape the urban and suburban development.

103.8 Promote a balance of housing choices, for all income levels and groups.

103.10 Promotes a high level of quality in design in the development of private and public facilities.

103.11 Promote implementation of the Warwick Comprehensive Community Plan, as amended.

Planning Department Recommendation for the Zone Change

Planning Department recommends favorable action to the Warwick City Council for a Zone Change with all of the stipulations recommended for Master Plan approval.

Public Informational Meeting

Major Land Development Project/Zone Change

Village at Pawtuxet

Applicant: Village at Pawtuxet, LLC.

Location: 265 Post Road

Assessor's Plat: 291

Lot(s): 47 and the easterly portion of lot 19

Zoning District: Light Industrial and Residential A-7 to Planned District Residential A-7

Land Area: 1.96 acres

Number of lots: 2

Engineer: Geisser Engineering, Corp.

Ward: 1

The applicant is requesting master plan approval and a recommendation for a Zone Change from Light Industrial and Residential A-7 to Planned District Residential (PDR) A-7 to allow for

the development of 38 unit residential condominium complex with less than the required side setback for an existing building.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) Not in compliance with the standards and provisions of the City’s Zoning Ordinance; therefore, requiring a City Council Zone Change from Light Industrial and Residential A-7 to Planned District Residential (PDR) A-7 with less than the required side setback.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:**
- 5) That the proposed development possesses adequate and permanent access to a public street.**

Planning Department Recommendation for Master Plan

The Planning Department recommendation is to grant master plan approval with the following stipulations:

- 1) That the applicant shall receive a City Council Zone Change from Light Industrial and Residential A-7 to Planned District Residential (PDR) A-7 with less than the required side setback.**
- 2) That the applicant shall record an Administrative Subdivision merging the two existing Assessors Lots into one lot prior to final approval.**
- 3) That the applicant shall increase the setback between the proposed new buildings from twenty six feet (26') to thirty feet (30') in accordance with the City's zoning regulations.**
- 4) That the Development shall require 2.5 parking spaces per dwelling unit in order to provide sufficient visitor parking and to avoid on street parking along Industrial Avenue.**
- 5) That the applicant shall eliminate the five (5) proposed parallel parking spaces to the front of development and replace with 90° degree parking spaces.**

- 6) That the nineteen foot (19') wide driveway located to the front of the development shall be increased to twenty-four feet (24').**
- 7) That the preliminary plan shall include all existing and proposed utilities, existing and proposed contours and that the plan shall indicate the dimensions of the proposed access easement to the abutting residential property.**
- 8) That the applicant shall submit a landscape plan stamped by a Rhode Island Registered Landscape Architect to be approved by the City's Landscape Project Coordinator in accordance with the City's Development Review Regulations prior to preliminary approval.**
- 9) That the water connection shall be serviced by a master meter.**
- 10) That a sewer sampling manhole will be required for the development and prior to final approval the Warwick Sewer Authority shall review and approve interior plumbing plans for the proposed development.**
- 11) That prior to preliminary approval a full "net flow" sewer capacity analysis shall be performed and certified by a licensed professional engineer (PE) to be selected by the Warwick Sewer Authority and paid for directly by the applicant which shall demonstrate that the "net flow" anticipated from the proposed project can be accommodated by the Warwick sewer system.**

12) That prior to preliminary approval the applicant shall provide a drainage plan and calculations that shall include on-site infiltration with a minimum standard of Zero Net Runoff in order to minimize storm water runoff and improve water quality.

Planning Department Findings for the Zone Change

The Planning Department found the proposal to be in compliance with the City's Comprehensive Plan including the Goals and Policies Statement, the Implementation Program, the Land Use Element, and the Housing Element. The Planning Department also finds the proposed zoning amendment to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100 "Title and Purpose":

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provide for a range of uses and intensities of use appropriate to the character of the city and reflects current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

(A) The goals and patterns of land use contained in the

Comprehensive Plan of the City.

(B) The natural characteristics of the land including its suitability for use.

(E) The availability and capacity of existing and planned public and/or private services and facilities.

(F) The need to shape the urban and suburban development.

103.8 Promote a balance of housing choices, for all income levels and groups.

103.10 Promotes a high level of quality in design in the development of private and public facilities.

103.12 Promote implementation of the Warwick Comprehensive Community Plan, as amended.

Planning Department Recommendation for the Zone Change

Planning Department recommends favorable action to the Warwick City Council for a Zone Change with all of the stipulations recommended for Master Plan approval.

Public Informational Meeting

Major Land Development Project/Zone Change

Spring Green Manor

Applicant: Russell Yates Jr.

Location: 1517 & 1551 Warwick Avenue

Assessor's Plat: 312

Lot(s): 309 & 310

Zoning District: General Business to Planned District Residential A-7

Land Area: 4.28 acres

Number of lots: 4

Engineer: Dave Gardner & Associates

Ward: 4

The applicant is requesting master plan approval and a recommendation for a Zone Change from General Business to Planned District Residential (PDR) A-7 to allow for the development of 35 unit residential condominium complex.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) Not in compliance with the standards and provisions of the City's Zoning Ordinance; therefore, requiring a City Council Zone Change from General Business to Planned District Residential (PDR) A-7.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:**
- 5) That the proposed development possesses adequate and permanent access to a public street.**

Planning Department Recommendation for Master Plan

The Planning Department recommendation is to grant master plan approval with the following stipulations:

- 1) That the easements deeded to Narragansett Electric and New England Telephone included as References 4 and 5 on the site plan shall be depicted on the plan and reviewed by the City of Warwick to determine their effect on the development as condition of Master Plan**

approval and prior to City Council consideration.

It should be noted that these easements relinquish all rights in the property to the grantee (Narragansett Electric and New England Telephone), prohibit structures and may effect the density calculation and the location of buildings and other structures.

2) That the applicant shall receive a City Council Zone Change from General Business to Planned District Residential (PDR) A-7.

3) That the applicant shall record an Administrative Subdivision merging the two existing Assessors Lots into one lot prior to final approval.

4) That the terms and conditions of proposed easements “A, B and C” as presented on the site plan shall be finalized and such terms and conditions shall be reviewed by the City of Warwick for their effect on the development prior to preliminary approval.

5) That the Development shall require 2.5 parking spaces per dwelling unit in order to provide sufficient visitor parking and to avoid parking on abutting commercial properties.

6) That the development shall include a six foot (6’) fence along and a landscape buffer along the westerly property to provide a screen for the abutting residentially zoned properties.

7) That the development shall provide a second means of egress from the site in order to relieve Level of Service “F” presented in the traffic report at the proposed access drive, as well as, to provide secondary emergency vehicle access to the site.

8) That the applicant shall submit a landscape plan stamped by a Rhode Island Registered Landscape Architect to be approved by the City’s Landscape Project Coordinator in accordance with the City’s Development Review Regulations prior to preliminary approval.

9) That the sanitary sewer connection (service) shall be provided from Airport Road.

10) That prior to preliminary approval a full “net flow” sewer capacity analysis shall be performed and certified by a licensed professional engineer (PE) to be selected by the Warwick Sewer Authority and paid for directly by the applicant which shall demonstrate that the “net flow” anticipated from the proposed project can be accommodated by the Warwick Sewer.

11) That the applicant shall submit stamped detailed design plans of the proposed pump station including design calculations for the pump station and manhole details. Said pump station shall include an emergency generator due to the number of units and the proximity

of the development to the pond.

12) That the development will require the water service to include a master meter and appropriate backflow protection.

13) That the project engineer shall contact RIDOT and the Warwick Water Department to coordinate the water lateral installation prior to the proposed resurfacing of Warwick Avenue.

14) That the project engineer shall provide a profile of the proposed driveway and at least two cross-sections perpendicular to the driveway to the City Engineer for review and approval prior to preliminary approval.

15) That the applicant shall provide a drainage plan and calculations that shall include on site infiltration with a minimum standard of Zero Net Runoff in order to minimize storm water runoff and improve water quality on the site prior to preliminary approval.

16) That all utilities shall be buried underground in accordance with the City's Development Review Regulations.

Planning Department Findings for the Zone Change

The Planning Department found the proposal to be in compliance with the City's Comprehensive Plan including the Goals and Policies

Statement, the Implementation Program, the Land Use Element, and the Housing Element. The Planning Department also finds the proposed zoning amendment to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100 "Title and Purpose":

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provide for a range of uses and intensities of use appropriate to the character of the city and reflects current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

(A) The goals and patterns of land use contained in the Comprehensive Plan of the City.

(B) The natural characteristics of the land including its suitability for use.

(E) The availability and capacity of existing and planned public and/or private services and facilities.

(F) The need to shape the urban and suburban development.

103.8 Promote a balance of housing choices, for all income levels and groups.

103.10 Promotes a high level of quality in design in the development of private and public facilities.

103.13 Promote implementation of the Warwick Comprehensive Community Plan, as amended.

Planning Department Recommendation for the Zone Change

Planning Department recommends favorable action to the Warwick City Council for a Zone Change with all of the stipulations recommended for Master Plan approval.

Public Meeting

Request for an Amendment to the City's Zoning Ordinance

Zoning Ordinance Section 200.108 Definition of "Open Space"

Zoning Ordinance Sections 501.6, 501.7 and 501.8 as it refers to "Common Open Space"

Applicant: Warwick City Council

Location: 3275 Post Road

Zoning District: Zoning Ordinance Section 200.108 Definition of

“Open Space”

Zoning Ordinance Sections 501.6, 501.7 and 501.8 as it refers to “Common Open Space”

The Warwick City Council desires to amend Zoning Ordinance Section 200.108 Definition of “Open Space” and Zoning Ordinance Sections 501.6, 501.7 and 501.8 as it refers to “Common Open Space.”

The effect of the recommended change will be to exclude unusable open space from the cluster development open space calculation thereby requiring more open space area to be preserved within cluster developments.

Planning Department Findings

The Planning Department finds the proposal to be in compliance with the City’s Comprehensive Plan including the Goals and Policies Statement, the Implementation Program, the Land Use Element, the Natural Resources, Open Space and Recreation Element, the Services and Facilities Element and the Housing Element.

The Planning Department also finds the proposed zoning amendment to be generally consistent with the following purposes of the City’s Zoning Ordinance as presented in Section 100 “Title and Purpose”:

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provide for a range of uses and intensities of use appropriate to the character of the city and reflects current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

(A) The goals and patterns of land use contained in the comprehensive plan of the city.

(B) The natural characteristics of the land, including its suitability for use.

(C) The values and dynamic nature of coastal and freshwater ponds, the shoreline, and freshwater and coastal wetlands.

(D) The values of unique or valuable natural resources and features.

(E) The availability and capacity of existing and planned public and private services and facilities.

(F) The need to shape the urban and suburban development.

(G) The use of innovative development regulations and techniques.

103.4 Provides for the control, protection, and/or abatement of air, water, groundwater, and noise pollution, and soil erosion and sedimentation.

103.5 Provide for the protection of the natural, historic, cultural and

scenic character of the city.

103.6 Provide for the preservation and promotion of agricultural production, forest...and open space.

103.7 Provide for the protection of public investment in...recreation, public facilities, open space and other public requirements.

103.10 Promote a high level of quality in design in the development of private and public facilities.

103.11 Promote implementation of the Warwick Comprehensive Community Plan, as amended.

The Planning Department recommends favorable recommendation to the Warwick City Council for the requested zoning amendment.